



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/15/2020 1033

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-130961

Recording Requested By:
Empire West Title Agency-LLC

And When Recorded Mail To:
David Robert Rice and Ruth Ann Rice
20160 North Geyser Drive
Maricopa, AZ 85138

Escrow No. 141629EW (KW)

10/1

This area reserved for County
Recorder

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, we,

Robert Schneyder and Margo Schneyder, husband and wife

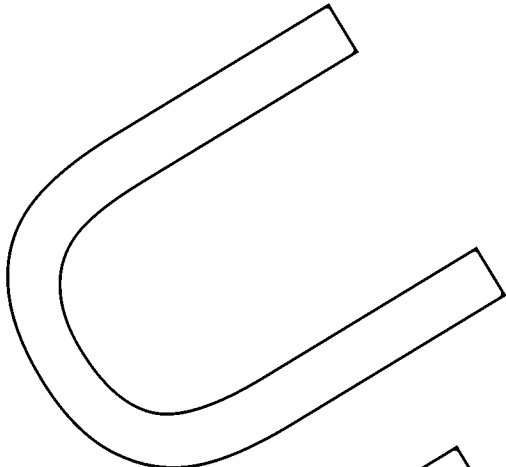
do hereby convey to

David Robert Rice and Ruth Ann Rice, husband and wife

the following described property situated in the County of Pinal, State of Arizona:

Lot 94, PROVINCE PARCEL 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 58.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of record.



Dated December 6, 2020

Warranty Deed

Escrow No. 141629EW

And we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated: December 6, 2020

[Signature]
Robert Schneyder

[Signature]
Margo Schneyder

Province
STATE OF Alberta)
Country Canada)SS.
County of _____)

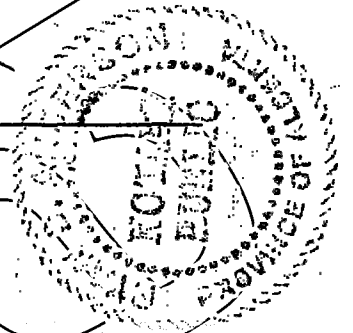
On Dec 11, 2020, before me, the undersigned Notary Public, personally appeared **Robert Schneyder and Margo Schneyder**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]
Notary Public

RYAN D. ANDERSON
Barrister & Solicitor
A Commissioner for Oaths and Notary Public
in and for the Province of Alberta
My Commission expires at the
Pleasure of the Lt. Governor of Alberta



**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED December 6, 2020, Wherein
Robert Schneyder and Margo Schneyder, husband and wife
as Grantors, convey to

David Robert Rice and Ruth Ann Rice, husband and wife
not as tenants in common and not-as joint tenants, but as community property with right of
survivorship, the property legally described.
Lot 94, PROVINCE PARCEL 16, according to the plat of record in the office of the County
Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 58.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to
acquire said property as community property with right of survivorship, and not as joint tenants,
and not as Tenants in Common.

Dated this **December 6, 2020**

David Robert Rice
David Robert Rice

Ruth Ann Rice
Ruth Ann Rice

STATE OF Pennsylvania)SS.

County of Lackawanna

On December 10th, 2020, before me, the undersigned Notary Public,
personally appeared **David Robert Rice and Ruth Ann Rice, husband and wife**, personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on
the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

My Commission Expires:
02/22/2024

Christine Stawinsky
Notary Public

Commonwealth Of Pennsylvania - Notary Seal
Christine Stawinsky, Notary Public
Lackawanna County
My Commission Expires February 22, 2024
Commission Number 1293198

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512-11-659
 BOOK MAP PARCEL SPLIT
 LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 1/1A
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Robert Schneider and Margo Schneider
Box 26, Magrath, Alberta Canada T0K 1J0

3. (a) BUYER'S NAME AND ADDRESS:
David Robert Rice and Ruth Ann Rice
119 Carol Drive
Clarks Summit, PA 18411

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
20160 North Geyser Drive
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
David Robert Rice and Ruth Ann Rice
20160 North Geyser Drive
Maricopa, AZ 85138
 (b) Next tax payment due 10/1/2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 a. To be used as a primary residence.
 b. To be rented to someone other than a "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

10. SALE PRICE: \$282,500.00

11. DATE OF SALE (Numeric Digits): 12 / 2020
 Month Year

12. DOWN PAYMENT: \$282,500.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 d. Seller Loan (Carryback) f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND _____
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/a

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
 (a) Did the Sales Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
David Robert Rice and Ruth Ann Rice
119 Carol Drive
Clarks Summit, PA 18411

18. LEGAL DESCRIPTION (attach copy if necessary)
 Lot 94, PROVINCE PARCEL 16, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 58.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of AZ, County of Pinal
 of _____
 Subscribed and sworn to before me this 15th day of Dec
 2020
 Notary Public _____
 Notary Expiration Date 1-9-2022
 DOR FORM 82162 (02/2019)

Signature of Buyer/Agent _____
 State of AZ, County of Pinal
 of _____
 Subscribed and sworn to before me this 15th day of Dec
 2020
 Notary Public _____
 Notary Expiration Date 1-9-2022

